

Docket Item # 9
BAR CASE #2006-0002

BAR Meeting
February 15, 2006

ISSUE: Addition and alterations

APPLICANT: Mike and Allyson Hazzard

LOCATION: 809 South Lee Street

ZONE: RM/Residential

BOARD ACTION, JANUARY 18, 2006: The Board combined discussion of docket item #'s 11 and 12. On a motion by Dr. Fitzgerald, seconded by Mr. Keleher, the Board voted to defer the application for restudy.

REASON: The Board was concerned about the proposed scale and mass of the new addition and its impact on the historic property and the adjacent historic properties.

SPEAKERS: Rebecca Bostick, project architect, spoke in support
Mike Hazzard, property owner, spoke in support
Rich Moran, 206 Jefferson Street, spoke in opposition
Lawrence O'Connor, representing the Historic Alexandria Foundation, spoke in opposition
Daniel Zimmer, 208 Jefferson Street, spoke in opposition
Glenn Sandlin, 204 Jefferson Street, spoke in opposition
Linda Signori, 210 Jefferson Street, spoke in opposition
Dave Signori, 210 Jefferson Street, spoke in opposition
Kim Stanton, spoke in opposition
Kim Harkin, 202 Jefferson Street, spoke in opposition
Ted Mann, 831 S Lee Street, spoke in support
John Wilson, 819 S Lee Street, spoke in support

Update: Since the last public hearing the applicant has made a number of changes in the overall design of the addition and the alterations in response to comments of neighbors and the Board.

The changes include:

- lowering the height of the addition by approximately 3' 10";
- eliminating the shed dormer at the rear;
- replacing the shed dormer on the front with two single dormers; and,
- eliminating the projecting element over the front door.

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
2. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
3. The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
4. The above statements in 1, 2, and 3 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

NOTE: Docket item # 8 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for raising the ridge of the existing roof and a new addition.

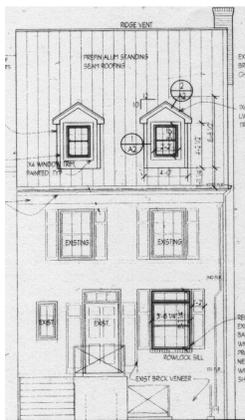


Figure 1 Proposed front elevation



Figure 2 Proposed rear elevation

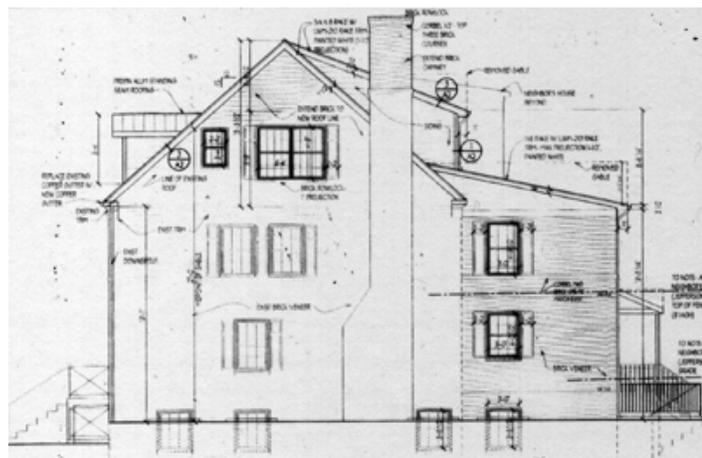


Figure 3 Proposed side elevation

Additions

Roof: The roof will be raised approximately 6'-6", thereby changing the front roof pitch from 6/12 to 10/12. A pair of new dormers with four-over-four windows will be inserted on the east face of the new roof.

Rear Addition: An addition will be constructed on the rear of the house. The addition will be approximately 14'8" in length and run the full width of the house approximately 18'4". The new addition will have a small porch on the first level with wood columns and railings and a standing seam metal roof. There will be French doors at the rear elevation with two paired six-over-six windows on the first level; the second level has three ganged six-over-six windows surmounted by a triangular pediment covered with HardiPlank; the third level has a pair of similar windows and pediment. The north side of the addition has one six-over-six on both the second and third levels. There is no fenestration on the south side of the addition. The addition will be sheathed in brick except for the third level which will be sheathed in HardiPlank and it will have a standing seam metal roof.

The new metal roof will have a green patina color and the HardiPlank sections will be painted white.

Alterations:

The existing bay window on the front of the house will be removed and replaced by a new six-over-six window with multi-light transom. The originally proposed wood door surround and standing seam metal hood at the front door has been eliminated..

II. HISTORY:

As noted in the discussion section for docket item # 8, 809 S. Lee Street is in Yates Gardens and was constructed ca. 1954.

III. ANALYSIS:

Proposed addition and alterations comply with zoning ordinance requirements.

Staff is cognizant that the proposed alterations and additions significantly increase the size of the existing house, adding 1480 gross square feet to the existing 1854 square feet house or approximately 80% additional floor area. As a general rule, the Board has preferred additions that are no more than 50% larger than an existing house. However, having said that Staff notes that the Board has approved a number of additions of significant size in Yates Garden in the blocks immediately surrounding this house. For example, the rowhouse immediately to the south of the proposed addition has had a third story added. In 1992 the Board approved a third story addition to 821 South Lee Street and other third story additions were approved at 831 South Lee Street in 1992 and at 219 Green Street in 1996 (BAR Case #96-00282, 12/18/96). In 2001 the Board approved a similar size addition along with a raised roof at the house at 828 South Lee Street (BAR Case #2001-0080, 5/16/01).

Similarly, while the Board normally discourages shed style dormers, projects in the immediate area have been approved with shed style dormers at 219 Green Street and 831 South Lee Street.

However, Staff notes that the previously proposed shed-style dormers have been revised to be two single dormers on the front, while the rear shed-style dormer has been deleted.

Based upon these precedents for enlarged third stories and addition in the immediate area of Yates Garden, Staff continues to have no objections to the present application.

Staff notes the recommendations of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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2. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
3. The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
4. The above statements in 1, 2, and 3 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

“No comment on addition & alterations. Does City Arborist need to be contacted about the tree to the side of the house?”

Alexandria Archaeology:

- F-1 The Army Quartermaster’s maps from the Civil War indicate that the block bounded by Lee, Jefferson, Fairfax, and Green streets was the site of support buildings (mess room, kitchen, and barracks) for the Battery Rogers fortification. Therefore, this property has the potential to yield archaeological resources that could provide insight into Civil War military activities.
- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains

(wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- R-2 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-3 The applicant should not allow metal detection on this property unless authorized by Alexandria Archaeology.
- R-4 The above statements in R-1, 2, and 3 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.